



**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, AUGUST 19, 2024**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

1. CALL TO ORDER:

- A) Roll call and possible action on the excusing of any absent member of the governing board.
- B) Pledge of Allegiance/Invocation

2. PROCLAMATIONS:

- A) Proclamation proclaiming September 27, 2024 as Pan American Round Table of Alamo-San Juan-Pharr Day.

3. PUBLIC TESTIMONY: (Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.

4. PUBLIC HEARINGS: (Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.

- A) Public hearing on development services cases

5. CITY MANAGER'S REPORTS: *(City Manager's Administrative Reports and discussion, if any, with governing body. The City Manager may also assign a designated spokesperson for any particular listed topic)*

- A) Submission of Sales Tax Collection Report for July 2024.
- B) Submission of Sales Tax Collection Report for August 2024.
- C) Recognition of Public Utilities Department - Water Partners: Water Systems Helping Water Systems Award.
- D) City Events of Interest

6. CONSENT AGENDA: *(All items listed under consent Agenda are considered to be routine and non-controversial by the Governing Body and will be enacted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

- A) Approval of Minutes for August 5, 2024 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability. (ADMINISTRATION)**
- B) Consideration and action, if any, authorizing City Manager to extend the Service Contract with United Healthcare (UHC) for Self-Funded Employee Health Insurance Benefit Plans, Third Party Administrative Services, Pharmacy Benefit Management, and Individual & Aggregate Stop Loss Insurance. **This item supports QL - Quality of Life. (PURCHASING)**
- C) Consideration and action, if any, on Development Services Cases:
 - 1. Juan David Larios and Andrew Allen Rains d/b/a The Lone Star Theater, have filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as Lots 10, 11, 12, and the North 11.5 feet of Lot 13, Block 1, J.T. Doster Resubdivision, Pharr, Hidalgo County, Texas. The property's physical address is 115 East Park Avenue. CUP#240716 **This item supports EV - Economic Vitality.**
 - 2. Oscar J.E. Garza, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential-Small Lot (R1-A) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 1.161 acres, more or less, out of Lots 2 & 3, Block D, being all that part of the right-of-way of Lateral "F" lying east of the road in the West 320 feet of Block "D" Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 910 North Flag Street. COZ#240721 **(WITHDRAWN)** **This item supports EV - Economic Vitality.**
 - 3. City of Pharr, d/b/a Tierra del Sol Golf Club, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Planned Unit Development District (PUD). The property is legally described as being 2.95 acres, more or less, out of Lots 226, 238, and 239, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 700 Est Hall Acres Road. CUP#160628 **This item supports EV - Economic Vitality.**

4. Carlos Torres, d/b/a Rudy's Texas Bar-B-Q, L.L.C., is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I). The property is legally described as being Lot 1, Los Hoteles Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 209 West Nolana Loop. CUP#040644 **This item supports EV - Economic Vitality.**

D) PLATS:

1. Robles Engineering, LLC., representing Juan Jose Palacios and Laura E. Palacios, owners, is requesting final plat approval of the proposed Burgos Subdivision. The property is legally described as being a 1.00 acre out of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of West Greg Drive. SUB#210723 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance approving the extension of the boundaries of Tax Increment Reinvestment Zone (TIRZ) #2. **This item supports QL - Quality of Life. (ADMINISTRATION)**

B) Consideration and action, if any, on Resolution in support of Lakeview Villas, LP to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Lakeview Villas Apartments. This item supports QL - Quality of Life. (ADMINISTRATION)

C) Consideration and action, if any, on Resolution declaring surplus items, vehicles, and equipment from the Pharr Public Works Department. **This item supports EV - Economic Vitality. (PURCHASING)**

D) Consideration and action, if any, on Resolution appointing/re-appointing one (1) member to the Civil Service Commission. **This item supports SSC - Safe and Secure Community. (HR)**

8. ADMINISTRATIVE:

A) Submission of Certified Totals for Tax Assessed Values 2024 for Fiscal Year 2024-2025. **This item supports SG - Sound Governance and Fiscal Sustainability. (FINANCE)**

B) Discussion and action for vote on Proposed Tax Rate increase and schedule a Public Hearing. **This item supports SG - Sound Governance and Fiscal Sustainability. (FINANCE)**

C) Discussion and action, if any, on Capital Improvement Projects. **This item supports IF - Infrastructure. (ENGINEERING)**

9. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to enter into a Master Services Agreement with ViaPlus, LLC. to provide tolling back-office services and additional services as needed for Pharr International Bridge. **This item supports SE - Service Excellence. (BRIDGE)**

B) Consideration and action, if any, authorizing City Manager to negotiate and enter into a contract with Trimad Consultants, LLC, for Professional Engineering Services for the design and project administration of the Lift Stations Number 10, 18, and 40 Elimination Project. **This item supports IF - Infrastructure. (ENGINEERING)**

C) Consideration and action, if any, on Amendment Number 1 to the Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for the Pharr-Reynosa International Bridge Expansion Project, Control Section Job (CSJ) Number 0921-02-479. **This item supports IF - Infrastructure. (ENGINEERING)**

D) Consideration and action, if any, authorizing City Manager to negotiate and enter into a sale agreement for property legally described as Lots 5 & 6, Block 1, Universal Estates Subdivision, Unit No. 1, an addition to the City of Pharr, Hidalgo County, Texas. **This item supports EV - Economic Vitality. (ADMINISTRATION)**

10. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda in accordance with the following below:*

Pursuant to Section 551.071, the Board may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Board may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

11. RECONVENE: *into Regular Session and consider action, if necessary, on any items(s) discussed in closed session.*

12. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4100 Ext 1007 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 16th day of August 2024 at 4:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 16th day of August 2024




IMELDA PEREZ, TRMC
CITY CLERK

I certify that the attached notice and agenda of items to be considered by the City Commission was removed from the bulletin board of City Hall on the ____ day of _____, 20__ by,

Name: _____

Title: _____